

TENANT INCOME CERTIFICATION

☐ Initial Certification ☐ Recertification ☐ Other _____

Effective Date: _____

Move-in Date: _____
(MM/DD/YYYY)

PART I - DEVELOPMENT DATA

Property Name: _____ County: MONTGOMERY BIN# _____ PISD: _____
Address: _____ Unit Number: _____ # Bedrooms: _____

PART II. HOUSEHOLD COMPOSITION

DEMOGRAPHIC INFO (LIHTC
PROJECTS ONLY) Voluntary by Tenant;
Required of Management

HSLD MBR #	Last Name	First Name & M.I.	Relationship to Head of HSLD	Date of Birth (MM/DD/YY)	F/T Student?	Race	Ethnicity	Disabled?
1			H					
2								
3								
4								
5								
6								

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)

HSLD MBR #	(A) Employment or Wages	(B) Soc. Security/Pensions	(C) Public Assistance	(D) Other Income
TOTALS	\$	\$	\$	\$
Add totals from (A) through (D), above				TOTAL INCOME (E): \$

PART IV. INCOME FROM ASSETS

HSLD MBR #	(F) Type of Asset	(G) C/I	(H) Cash Value of Asset	(I) Annual Income from Asset
TOTALS:			\$	\$
Enter Column (H) Total		\$	Passbook Rate	
If over \$5000		\$	X <u>2.00</u> %	= (J) Imputed Income \$
Enter the greater of the total of column I, or J: imputed income				TOTAL INCOME FROM ASSETS (K) \$

(L) Total Annual Household Income from all Sources [Add (E) + (K)] \$

HOUSEHOLD CERTIFICATION & SIGNATURES

The information on this form will be used to determine maximum income eligibility. I/we have provided for each person(s) set forth in Part II acceptable verification of current anticipated annual income. I/we agree to notify the landlord immediately upon any member of the household moving out of the unit or any new member moving in. I/we agree to notify the landlord immediately upon any member becoming a full time student.

Under penalties of perjury, I/we certify that the information presented in this Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

PART V. DETERMINATION OF INCOME ELIGIBILITY (for projects with LIHTC funding)TOTAL ANNUAL HOUSEHOLD
INCOME FROM ALL SOURCES:

From item (L) on page 1

\$

Household Meets
Income Restriction at:☐ 60% ☐ 50%
☐ 40% ☐ 30%
☐ _____%**RECERTIFICATION ONLY:**

Current Income Limit x 140%:

\$

Household Income exceeds
140% at recertification:☐ Yes ☐ No

Current Income Limit per Family Size: \$

Household Income at Move-in: \$

Household Size at Move-in: _____

PART VI. RENT

Tenant Paid Rent \$

Utility Allowance \$

GROSS RENT FOR UNIT:
(Tenant paid rent plus Utility Allowance &
other non-optional charges)

\$

Rent Assistance: \$

Type: _____

Other non-optional charges: \$

Unit Meets Rent Restriction at:

☐ 60% ☐ 50% ☐ 40% ☐ 30% ☐ _____%

Maximum Rent Limit for this unit: \$

PART VII. STUDENT STATUS

ARE ALL OCCUPANTS FULL TIME STUDENTS?

☐ Yes☐ NoIf yes, Enter student explanation *
(also attach documentation)

Enter 1-5 _____

* Student Explanation:

1 TANF assistance

2 Job Training Program

3 Single parent/dependent child

4 Married/joint return

5 Formerly in foster care

PART VIII. PROGRAM TYPE

Mark the program(s) listed below (a. through e.) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification.

a. Tax Credit ☐

See Part V above.

b. HOME ☐

Income Status

☐ ≤ 50% AMGI☐ ≤ 60% AMGI☐ ≤ 80% AMGI☐ OI**c. Tax Exempt ☐

Income Status

☐ 50% AMGI☐ 60% AMGI☐ 80% AMGI☐ OI**d. AHDP ☐

Income Status

☐ 50% AMGI☐ 80% AMGI☐ OI**e. HIF ☐

Income Status

☐ ≤ 50% AMGI☐ ≤ 60% AMGI☐ ≤ 80% AMGI☐ OI**

** Upon recertification, household was determined over-income (OI) according to eligibility requirements of the program(s) marked above.

SIGNATURE OF OWNER/REPRESENTATIVE

Based on the representations herein and upon the proofs and documentation required to be submitted, the individual(s) named in Part II of this Tenant Income Certification meets the income-eligibility guidelines to live in a unit in this Project for the program indicated in Part VIII of this certification.

Signature of Owner/Representative_____
Date

INSTRUCTIONS FOR COMPLETING TENANT INCOME CERTIFICATION

This form is to be completed by the owner or an authorized representative.

Part I - Development Data

Check the appropriate box for Initial Certification (move-in), Recertification (annual recertification), or Other. If Other, designate the purpose of the recertification (i.e., a unit transfer, a change in household composition, or other state-required recertification).

Move-in Date Enter the date the tenant has or will take occupancy of the unit.

Effective Date Enter the effective date of the certification. For move-in, this should be the move-in date. For annual recertification, this effective date should be no later than one year from the effective date of the previous (re)certification.

Property Name Enter the name of the development.

County Enter the county (or equivalent) in which the building is located.

BIN # Enter the Building Identification Number (BIN) assigned to the building (from IRS Form 8609). Not required by Montgomery County for HOME or the County's HIF program.

PISD Enter building Placed in Service Date. Not required by Montgomery County for HOME or the County's HIF program.

Address Enter the address of the building.

Unit Number Enter the unit number.

Bedrooms Enter the number of bedrooms in the unit.

Part II - Household Composition

List all occupants of the unit. State each household member's relationship to the head of household by using one of the following coded definitions:

H	-	Head of Household	S	-	Spouse
A	-	Adult co-tenant	O	-	Other family member
C	-	Child	F	-	Foster child(ren)/adult(s)
L	-	Live-in caretaker	N	-	None of the above

Enter the date of birth and student status.

Demographic Information

The Housing and Economic Recovery Act of 2008 (HERA) (HR 3221) requires that HUD annually collect and submit data on tenants residing in LIHTC and HOME properties. It is optional on tenants' part but property management must make a 'best guess' if not provided.

Race: Enter each household member's race by using one of the following coded definitions: *1 – White; 2 – Black/African American; 3 – American Indian/Alaska Native; 4 – Asian; or 5 – Native Hawaiian/Other Pacific Islander.*

Ethnicity: Enter each household member's ethnicity by using one of the following coded definitions: *1 – Hispanic or Latino; 2 – not Hispanic or Latino.*

Disabled?: Check yes if any member of the household is disabled according to Fair Housing Act definition for handicap (disability):

- A physical or mental impairment which substantially limits one or more major life activities; a record of such an impairment, or being regarded as having such an impairment. For a definition of “physical or mental impairment” and other terms used in this definition, please see 24 CFR 100.201, available at http://www.fairhousing.com/index.cfm?method=page.display&pagename=regs_fhu_100-201.
- “Handicap” does not include current, illegal use of or addiction to a controlled substance.
- An individual shall not be considered to have a handicap solely because that individual is a transvestite.

Note: the housing credit agency administering its low-income housing credit program must, to the best of its ability, provide this demographic information, pursuant to 42 U.S.C. 1437z-8. However, it is the tenant’s voluntary choice whether to provide such information, and questions to the tenant requesting the information must so state. If the tenant declines to provide the information, the property management shall use its best efforts to provide the information, such as by noting the appearance of a physical disability that is readily apparent and obvious, or by relying on a past year’s information. For purposes of gathering this information, no questions with respect to the nature or severity of the disability are appropriate.

If there are more than 6 occupants, use an additional sheet of paper to list the remaining household members and attach it to the certification.

Part III - Annual Income

Property Management for HOME projects and HIF projects funded by Montgomery County, may use the *Technical Guide for Determining Income and Allowance for the HOME Program: Third Edition* (HUD 1780-CPD, January 2005) contains specific instructions on determining tenant household income-eligibility. This guide is available at no cost from Community Connections, HUD’s information service at 800-998-9999. Property Management for HOME or HIF programs combined with LIHTC may use HUD Handbook 4350.3 for complete instructions on verifying and calculating income, including acceptable forms of verification. Neither the HOME program nor the County’s HIF program requires the use of this handbook.

From the third party verification forms obtained from each income source, enter the gross amount anticipated to be received for the twelve months from the effective date of the (re)certification. Complete a separate line for each income-earning member. List the respective household member number from Part II.

Column (A)	Enter the annual amount of wages, salaries, tips, commissions, bonuses, and other income from employment; distributed profits and/or net income from a business.
Column (B)	Enter the annual amount of Social Security, Supplemental Security Income, pensions, military retirement, etc.
Column (C)	Enter the annual amount of income received from public assistance (i.e., TANF, general assistance, disability, etc.).
Column (D)	Enter the annual amount of alimony, child support, unemployment benefits, or any other income regularly received by the household.
Row (E)	Add the totals from columns (A) through (D), above. Enter this amount.

Part IV - Income from Assets

Property Management for HOME projects and HIF projects funded by Montgomery County, may use the *Technical Guide for Determining Income and Allowance for the HOME Program: Third Edition* (HUD 1780-CPD, January 2005) contains specific instructions on determining tenant household income-eligibility. This guide is available at no cost from Community Connections, HUD’s information service at 800-998-9999. Property Management for HOME or HIF programs combined with LIHTC may use HUD Handbook 4350.3 for complete instructions on verifying and calculating income, including acceptable forms of verification. Neither the HOME program nor the County’s HIF program requires the use of this handbook.

From the third party verification forms obtained from each asset source, list the gross amount anticipated to be received during the twelve months from the effective date of the certification. List the respective household member number from Part II and complete a separate line for each member.

Column (F)	List the type of asset (i.e., checking account, savings account, etc.)
Column (G)	Enter C (for current, if the family currently owns or holds the asset), or I (for imputed, if the family has disposed of the asset for less than fair market value within two years of the effective date of (re)certification).
Column (H)	Enter the cash value of the respective asset.
Column (I)	Enter the anticipated annual income from the asset (i.e., savings account balance multiplied by the annual interest rate).
TOTALS	Add the total of Column (H) and Column (I), respectively.
Item (J)	<p>If the total in Column (H) is greater than \$5,000, you must do an imputed calculation of asset income. Enter the Total Cash Value, multiply by 2% and enter the amount in (J), Imputed Income.</p> <p>If the total in Column (H) is less than \$5000, enter "0" in item (J).</p>
Row (K)	Enter the greater of the total in Column (I) or (J)
Row (L)	Total Annual Household Income From all Sources Add (E) and (K) and enter the total

HOUSEHOLD CERTIFICATION AND SIGNATURES

After all verifications of income and/or assets have been received and calculated, each household member age 18 or older must sign and date the Tenant Income Certification. For move-in, it is recommended that the Tenant Income Certification be signed no earlier than 5 days prior to the effective date of the certification.

Part V – Determination of Income Eligibility

Total Annual Household Income from all Sources	Enter the number from item (L).
Current Income Limit per Family Size	Enter the Current Move-in Income Limit for the household size.
Household income at move-in Household size at move-in	For all recertifications. Enter the household income from the move-in certification. On the adjacent line, enter the number of household members from the move-in certification.
Household Meets Income Restriction	Check the appropriate box for the income restriction that the household meets according to what is required by the set-aside(s) for the project.
Current Income Limit x 140%	Applies to projects with LIHTC for recertifications only. Multiply the Current Maximum Move-in Income Limit by 140% and enter the total. Below, indicate whether the household income exceeds that total. If the Gross Annual Income at recertification is greater than 140% of the current income limit, then the available unit rule must be followed.

Part VI - Rent

Tenant Paid Rent	Enter the amount the tenant pays toward rent (not including rent assistance payments such as Section 8).
Rent Assistance	Enter the amount of rent assistance, if any.
Type	Enter the type of rental assistance: S8PB (project based), S8V (voucher), RD, etc.
Utility Allowance	Enter the utility allowance. If the owner pays all utilities, enter zero.
Other non-optional charges	Enter the amount of <u>non-optional</u> charges, such as mandatory garage rent, storage lockers, charges for services provided by the development, etc.
Gross Rent for Unit	Enter the total of Tenant Paid Rent plus Utility Allowance and other non-optional charges.
Maximum Rent Limit for this unit	Enter the maximum allowable gross rent for the unit.
Unit Meets Rent Restriction at	Check the appropriate rent restriction that the unit meets according to what is required by the set-aside(s) for the project.

RECORDS THAT PROPERTY MANAGEMENT MUST RETAIN IN THE TENANT HOUSEHOLD'S FILE

Initial Applicant Eligibility	<ul style="list-style-type: none"> ▪ Completed application ▪ Source documentation (acceptable source documents include: wage statements, interest statements, unemployment compensation statements; and third party verifications from employers, banks, or others with first-hand information about the applicant's finances. These verifications should be in writing and can include documented telephone interviews.) ▪ Completed calculation of household income ▪ Determination of eligibility (based on current HUD income limits)
Continued Tenant Income Eligibility	<ul style="list-style-type: none"> ▪ Completed Recertification Form ▪ Documentation of annual income recertification ▪ Source documentation - HOME (<i>Note: Montgomery County requires Source Documentation be obtained for Tenant Recertification for the HOME program.</i>)

Part VII - Student Status

If all household members are full time* students, check "yes". If at least one household member is not a full time student, check "no".

If "yes" is checked, the appropriate exemption must be listed in the box to the right. If none of the exemptions apply, the household is ineligible to rent the unit.

**Full time is determined by the school the student attends.*

Part VIII – Program Type

Mark the program(s) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification.

Tax Credit	See Part V above.
HOME	If the project participates in the HOME program and the unit this household will occupy will count towards the required number of HOME-restricted units, mark the appropriate box indicating the household's designation.
Tax Exempt	If the project participates in the Tax Exempt Bond program; mark the appropriate box indicating the household's designation.
AHDP	If the project participates in the Affordable Housing Disposition Program (AHDP), and this household's unit will count towards the set-aside requirements, mark the appropriate box indicating the household's designation.
HIF	If the project participates in Montgomery County's Housing Initiatives Fund (HIF) program and the unit this household will occupy will count towards the required number of HIF-restricted units, mark the appropriate box indicating the household's designation.

SIGNATURE OF OWNER/REPRESENTATIVE

It is the responsibility of the owner or the owner's representative (property management) to sign and date this document immediately following execution by the resident(s). The responsibility of documenting and determining eligibility (including completing and signing the Tenant Income Certification form) and ensuring such documentation is kept in the tenant file is extremely important and should be conducted by someone well trained in compliance management.

These instructions should not be considered a complete guide on tax credit or HOME compliance. The responsibility for compliance with federal program regulations lies with the owner of the project(s) for which the affordable housing funding is allowable.